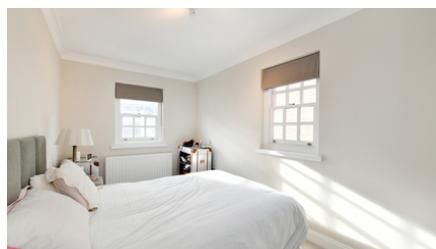




**KUBIE GOLD**  
ASSOCIATES

## **BALCOMBE STREET MARYLEBONE NW1**



- ONE BED APARTMENT
- FIRST FLOOR BALCONY
- PERIOD CONVERSION

- WOOD FLOORS RECEPTION
- HIGH CEILINGS IN RECEPTION
- AVAILABLE 13TH MARCH

**£2,600 pcm**

### **SALES, LETTINGS & PROPERTY MANAGEMENT**

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Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales

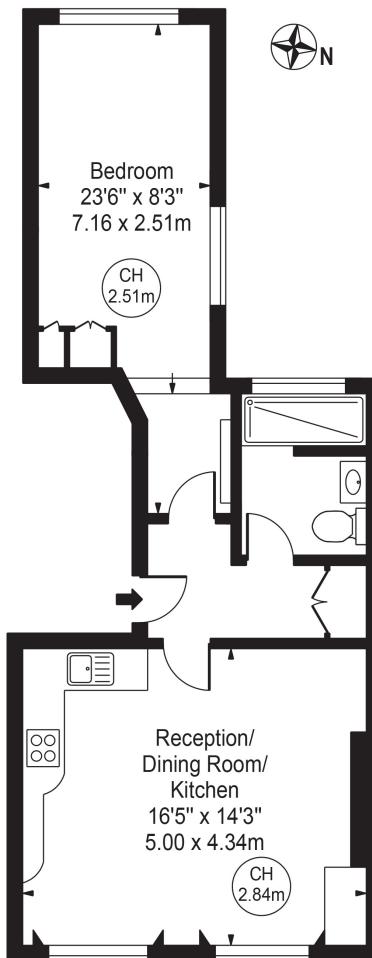


## Balcombe Street, NW1

Well presented one bedroom apartment in Georgian period conversion, good size reception with open plan fully fitted kitchen with all machines, double bedroom with fitted wardrobe giving ample storage, bathroom with modern fully tiled step in power shower cubicle, reception benefits from high ceilings floor to ceiling windows with original shutters giving lots of natural light, beautiful oak wood flooring in reception, set on the first floor, situated on quiet residential street very near to both Marylebone & Baker Street Tube Stations and the open spaces of Regents Park. Available 13th March.

### Balcombe Street

Approx. Gross Internal Area 505 Sq Ft - 46.92 Sq M



#### First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

#### Local Authority:

Westminster

#### Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

